

REVITALIZATION

REVITALIZATION ISSUES

In 1986, the Board of Supervisors authorized a Commercial Revitalization Program to set the stage for improved economic health of mature commercial areas of the County and designated 3 revitalization areas. In 1995, these were joined by the Richmond Highway Corridor revitalization effort, in place since 1982. In 1998, as part of the County's continuing revitalization efforts, the Board of Supervisors added three more revitalization areas, bringing the total number of Commercial Revitalization Areas to seven: Annandale, Baileys Crossroads/Seven Corners, Lake Anne, McLean, Merrifield, the Richmond Highway Corridor, and Springfield.

Each of the Revitalization Areas was the subject of a special planning study; and implementation is in different stages for each of the seven areas. The purpose of the studies is to identify actions including capital projects that would support the revitalization of these areas.

The Revitalization CIP is one part of an overall strategy to bring about the economic rejuvenation of these older retail and business centers. Specifically, through the targeted efforts of the Revitalization Program, it is hoped that these areas will become more competitive commercially, offer better services and improved shopping opportunities, and become viable candidates for private reinvestment.

A bond referendum was passed in 1988, which included \$22.3 million for commercial revitalization projects in six areas of the County. The designated areas included Annandale, Baileys Crossroads, McLean, Springfield, the Richmond Highway Corridor, and Vienna. The bonds have funded public improvement projects that have been completed, are underway, or are in design. Projects were determined by the County and communities and include various types of improvements, such as: burying utilities; roadway design and construction; streetscape improvements that consist of new brick sidewalks, street trees and plantings, street furnishings, signage, and bus shelters; and land acquisition.

Since 1988, this program has been supported primarily by the bond proceeds. However, there are insufficient funds to implement the public improvements projects identified by special studies, and to provide major incentives to private developers such as parcel consolidation and the construction of infrastructure in the seven Revitalization Areas.

A portion of remaining funding for the Woodley-Nightingale project has been reallocated to partially fund land acquisition for the Springfield Town Center (Commerce Street) Public Parking Garage and to partially fund land acquisition and development of new parkland.

In addition to the seven Revitalization Areas, the Fortnightly Neighborhood revitalization project, which is located in the Town of Herndon, is also included in the Revitalization CIP.

PROGRAM GOALS

The primary goals of the Revitalization program are:

- 1) To preserve and improve older commercial areas of the County and their respective residential communities.
- 2) To create public/private partnerships that contribute to the economic vitality and viability of selected older commercial areas.
- 3) To provide healthier and more competitive commercial establishments, more attractive and stabilized commercial centers, and better services and improved shopping opportunities for the respective communities.
- 4) To prevent the deterioration of older, stable neighborhoods.

COMPREHENSIVE PLAN GUIDANCE

The revitalization functional area of the CIP is represented primarily in the land use elements of the “Policy Plan”. Additionally, the Housing element recognizes the need to conserve stable neighborhoods and encourage rehabilitation and other initiatives that will help to revitalize and promote the stability of older neighborhoods.

The introductory section to the land use element begins by noting that one of the effects of Fairfax County growth has been the diminishing supply of vacant land. As a result, land values increase due to the decreasing supply, and the pressure to redevelop existing lower density neighborhoods, as well as non-residential acreage, increases. The Plan warns that the practice of redevelopment must be carefully controlled to prevent the undermining of stable neighborhoods, as the loss of neighborhoods can quickly lead to the loss of a sense of community.

To compensate for the decreasing supply of land, “revitalization” is included in the list of goals for land use in Fairfax County. The land use element of the “Policy Plan” provides guidance for revitalization activities, such as the designation of commercial revitalization districts and areas. A primary objective of this element is to preserve and revitalize older commercial districts where studies have indicated that such activities are necessary to enhance their continued viability. It also encourages redevelopment projects in these commercial areas that preserve and increase desirable community services, and that prevent the effects of encroachment and deterioration of commercial development on stable residential areas. Projects listed in the revitalization section of the CIP support the goals for land use in Fairfax County.

RECENT PROGRAM ACTIVITY

Recent project accomplishments in the revitalization program include the completion of the design of streetscape improvements on a portion of Gallows Road in the Merrifield Commercial Revitalization Area. The proposed construction will include sidewalks, street trees and plantings, street furnishings, signage, and a bus shelter.

Economic and engineering feasibility studies have been completed for the Springfield Town Center located in the Revitalization District. In addition, a plan for redevelopment is being prepared for the proposed Town Center to encourage and facilitate the future consolidation and redevelopment of land by a private developer.

CURRENT PROGRAM SUMMARY

Fourteen projects are included in this program area. Seven of the projects are funded through the 1988 Bond Referendum. County funds are requested for the FY 2003 – FY 2007 period to partially fund additional capital improvement projects in the proposed Springfield and Richmond Highway Corridor Town Centers. Other sources of funding are noted. Projects have a total development cost of approximately \$65 million. Stage of development identified below (i.e., construction, design and pre-design) reflects project status as of January 1, 2002.

PROJECT DESCRIPTIONS

NEW CONSTRUCTION

Post-Construction

1. **Route 1 Streetscape.** \$1,642,000 for the design and construction of sidewalks, upgraded street lighting, street furniture and tree plantings along Route 1 between I-495 and the south end of Buckman Road.

Design

2. **Annandale Center Drive.** \$200,000 to provide streetscape improvements to Annandale Center Drive between Columbia Pike and John Marr Drive. The improvements, which are currently being designed, will include brick sidewalks, street trees and plantings, street furnishings and upgraded lighting. The new construction will tie into future improvements on John Marr Drive and Columbia Pike. A federal EDI Special Project Grant will fund the improvements.

3. **Gallows Road Streetscape Demonstration Project.** \$400,000 to provide streetscape improvements for a portion of Gallows Road in Merrifield including a matching fund component. Design of the improvements has been completed. Construction will include sidewalks, street trees and plantings, street furnishings, signage, and a bus shelter. The improvements will be funded through a previously approved allocation from the County General Fund and a matched funding component. No additional County funds are requested for this project.
4. **Herndon Fortnightly Neighborhood.** \$1,570,000 to facilitate the assemblage of six parcels of land for redevelopment by a private developer in the Herndon downtown. In 1998, the FCRHA commissioned the design of a redevelopment plan and design guidelines for the new neighborhood. In addition, the FCRHA also acquired two of the seven properties. The proposed neighborhood will provide a connection between the Herndon Harbor House Community and the Herndon downtown, and act as a stimulus for future downtown development. The FCRHA has entered into a contract to sell its properties to a private developer that will complete the assemblage and construct the new neighborhood. The land acquisition was funded through the FCRHA Private Finance Fund; and the design costs were funded through the FCRHA Revolving Development Fund. Funds expended for the project will be repaid by the proceeds received from the sale of properties. No County funds are requested for this project.
5. **Springfield Streetscape Phase I.** \$2,184,000 for design and construction of sidewalks, upgraded street lighting, street furniture and tree plantings for the following streets:
 - Backlick Rd • Bland St
 - Amherst Ave • Commerce St
 - Brandon Ave
6. **Annandale Streetscape.** \$6,844,000 for the design and construction of sidewalks, upgraded street lighting, street

furniture and tree planting in the Annandale Central Business District.

7. **Baileys Crossroads Streetscape.** \$6,008,000 for the design and construction of sidewalk, upgraded street lighting, street furniture, and tree planting along Columbia Pike from Carlin Springs Road to Route 7 and Route 7 from Culmore Court to Columbia Pike.

Pre-Design

8. **Merrifield Town Center Urban Park.** \$5,200,000 to fund the Fairfax County Park Authority's acquisition and development of new parkland in the Merrifield Town Center. The Park Authority is currently pursuing the purchase of several key parcels for public open space before they are redeveloped by the private sector. Due to the high cost of land in the Merrifield area, the Park Authority will need additional resources to fund the acquisition. In addition to \$2,000,000 of previously approved Park Authority bond funds, other sources of funding have been identified such as the reallocation of \$2,000,000 in funds from the 1988 Bond Referendum on Commercial and Redevelopment Areas.
9. **Kings Crossing Town Center.** \$1,575,000 to facilitate the future consolidation and redevelopment of land by a private developer in the Penn Daw area. A redevelopment plan has been designed for the proposed Kings Crossing Town Center. The FCRHA proposes to acquire a vacant, 8-acre site in the new Town Center. The property would be offered, as an incentive to a potential developer of the adjacent parcels, allowing the development to achieve a density and character desired by the County's Comprehensive Plan. Land acquisition would be partially funded through a \$1,000,000 reallocation of federal CDBG funds. \$375,000 was approved from the County General Fund in FY2002 for land acquisition, to develop design guidelines, and to actively market the project to developers. No additional County funds are requested for this project.

10. **Springfield Town Center (Commerce Street) Public Parking Garage.** \$17,000,000 to acquire land, to demolish the exiting improvements, and to construct a public parking garage. The FCRHA proposes to purchase land in Central Springfield for the construction of a centralized parking structure with space for 800 vehicles. The new facility will provide convenient, shared parking for all of the public components within the proposed Springfield Town Center such as the proposed Community Arts Center, a possible relocated Richard Byrd Library, and the current park and ride program. \$125,000 was approved from the County General Fund in FY2002. \$433,000 of additional funding is requested in the FY2003-FY2007 period. A reallocation of \$2,500,000 in funds from the 1988 Bond Referendum on Commercial and Redevelopment Areas has been requested to partially fund land acquisition for the project. Additional funds will need to be identified.

11. **Springfield Community (Commerce Street) Arts Center.** \$12,500,000 total development cost to acquire land, demolish the existing improvements, and to construct a new arts center, with approximately 60,000 square feet of programmable space, within the proposed Springfield Town Center. The new Community Arts Center would include space for a community theater, an art gallery, classrooms, studios, meeting rooms, several multipurpose rooms and storage. The Town Center Public Parking Garage, identified in Project 6 above, proposes to provide shared parking for several public facilities including the Arts Center. \$500,000 is requested from the County General Fund in the FY2003-FY2007 period to partially fund land acquisition for the Community Arts Center. The private sector will provide funds for the construction of the facility.

12. **Rogers Glen II.** \$7,000,000 for the construction of a mixed-use development within the McLean Central Business Center. The project includes 24 units of elderly housing, 8 units of retail, and a public parking garage to be constructed by a private developer. \$2,188,000 in Housing Trust Funds and an additional \$550,000 in federal CDBG previously programmed for the Lewinsville Expansion has been reallocated to Roger's Glen. No additional

County funds are requested for this project. A private developer will provide additional funding for the project.

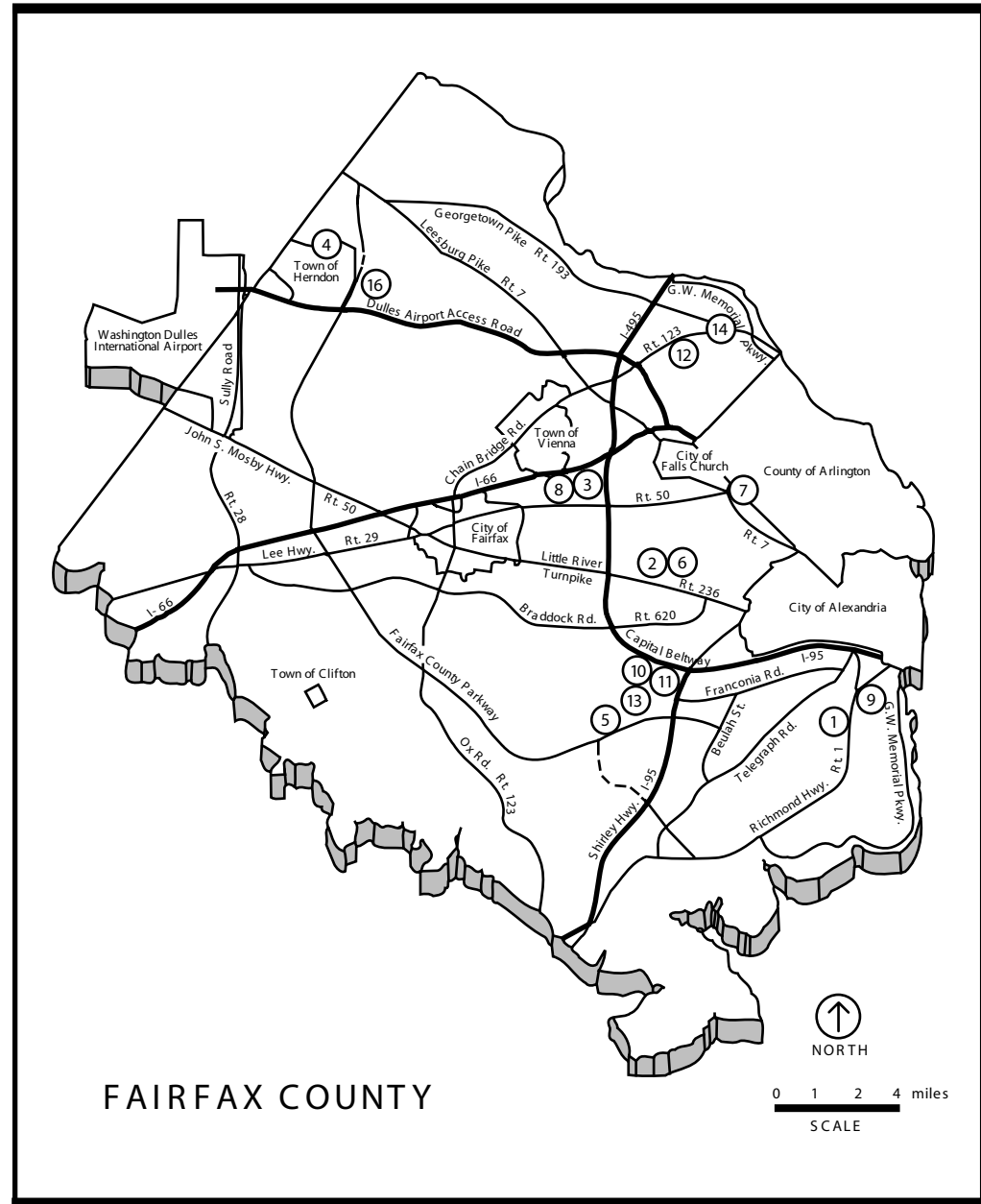
13. **Springfield Streetscape Phase II.** \$1,000,000 for design and construction of sidewalks, upgraded street lighting, street furniture and tree plantings for the following streets:

- Old Keene Mill Rd • Cumberland Ave
- Springfield Blvd • Commerce St

14. **McLean.** \$2,000,000 for streetscape improvements in the public right-of-way within the McLean Central Business District along Chain Bridge Road and Old Dominion.

Revitalization

1. Route 1 Streetscape
2. Annandale Center Drive
3. Gallows Road Streetscape Demonstration Project
4. Herndon Fortnightly Neighborhood
5. Springfield Streetscape Phase I
6. Annandale Streetscape
7. Baileys Crossroads Streetscape
8. Merrifield Town Center Urban Park
9. Kings Crossing Town Center
10. Springfield Town Center Public Parking Garage
11. Springfield Community Arts Center
12. Rogers Glen II
13. Springfield Streetscape Phase II
14. McLean



**PROJECT COST SUMMARIES
REVITALIZATION
(\$000's)**

PROJECT TITLE/NUMBER (FUNDING SOURCE) /1	TOTAL PROJECT COST	AUTHORIZED/ EXPENDED THRU FY2002	FY2003	FY2004	FY2005	FY2006	FY2007	TOTAL FY2003-FY2007	TOTAL FY2008-FY2012	ADDITIONAL NEEDED /2
<u>NEW CONSTRUCTION</u>										
<u>Post Construction*</u>										
1. Rt 1 Streetscape / 008914 (BO)	1,642	1,020	300	320				620		
<u>Design*</u>										
2. Annandale Center Drive (G)	200	200								
3. Gallows Rd Steetscape Demonstration Project (G) (U)	200 200	200								200
4. Herndon Fortnightly Neighborhood (X)	1,570	1,570								
5. Springfield Streetscape Phase I /008903 (BO)	2,184	1,620	560					560		
6. Annandale Streetscape / 008909 (BO)	6,844	2,530	1,500	1,500	1,000	310		4,310		
7. Bailey Crossroad Streetscape / 008911 (BO)	6,008	1,220	2,500	1,500	500	280		4,780		
<u>Pre-Design*</u>										
8. Merrifield Town Center Project (BO) (U)	4,000 1,200	2,000	2,000					2,000		1,200
9. Kings Crossing Town Center (F) (G)	1,000 575	1,000 575								
10. Springfield Town Center (Commerce Steet) Public Parking Garage (BO)	733 13,767 2,500	300	433 2,500					433 2,500		13,767
11. Springfield Community (Commerce Steet) Art Center (G) (U) (X)	500 1,000 11,000		100	200	200			500		1,000 11,000
12. Rogers Glen (F) (HTF) (U)	550 2,188 4,262									550 2,188 4,262
13. Springfield Streetscape Phase II /008904 (BO)	1,000	20		200	500	280		980		
14. McLean / 008912 (BO)	2,000	550	500	500	450			1,450		
TOTAL	\$65,123	\$12,805	\$10,393	\$4,220	\$2,650	\$870		\$18,133		\$34,167

1/ G = general fund, BO= general obligation bond, F = federal, X = other, U = undetermined, HTF= Housing Trust Fund.

2/ This is a continuing project. Prior expenditure is not shown.

*Stage of development reflects project status as of January 1, 2002.

NOTE: Numbers in italics represent funded amounts.